

PRLIMINARY PLAT
GREEN MEADOW VILLAS
291 WEST MAIN STREET
PLANNING COMMISSION MEETING
OCTOBER 8, 2015

Utilities:

All are available in this area. A sewer line runs down the West side of this development. Water and electrical are available from the Highway.

Roads:

These will be private roads within the development. They have met with UDOT on the access. UDOT would like the access to line up with the storage unit access on the other side. They may need a right turn lane added for this development and that would be very difficult if the access was further to the East with the slope issues. The city staff believes this is a better location also for the access and sees no problem with them building the East half of the (20 ft asphalt) road were 300 West would be. They should curb and gutter the East side of that road if possible. They will need to have final approval from UDOT before the final plat is approved.

Storm Water:

They will be building two detention ponds. They had been asked to flip the playground area to the East side of the property. That would create a drainage problem because the property slopes to the west so it makes more sense to keep the pond and playground area on the West side of the property. They will also need to continue the drainage pipe to the West side of the property as shown.

Landscaping Plan:

As shown.

Wetlands:

They have an engineering firm evaluating this. There are some old maps that indicate there may have once been a wetland designation on a small portion of this property. The engineering firm doesn't think there is an issue anymore. They are getting the needed information together to resolve this. They will need to have this worked out by Final Plat.

Lighting:

As shown. They will use, as a minimum, the city decorative light standard that is being used in Mt. Sterling Farms PUD.

Fencing:

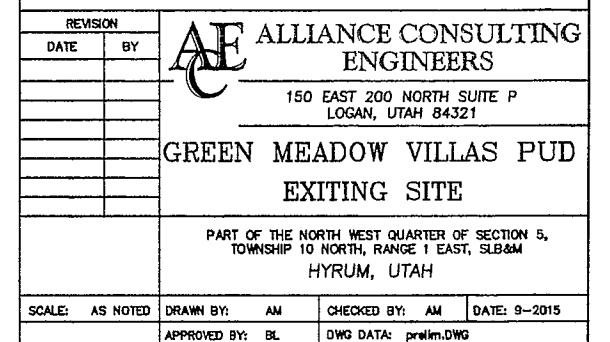
Privacy Fence is to be installed around the perimeter of development. You may want to talk about the fence on the South. Do you want to see a long privacy fence from the highway down that side? Would a different type of fence look better on that side? If you go with a privacy fence down the South it probably is going to need some extra landscaping along the highway to break it up.

Playground and Sidewalks:

Creating a concrete walking trail around the perimeter of this development is a great feature. They also will need to show a sidewalk going to Salt Hollow Park. They were waiting for some more input from the city staff on this. The staff is recommending it be a concrete sidewalk. They will need to create a good base for the sidewalk but it can be done. They would build this on city property were 300 West is shown. You may want to discuss the playground and give some definite requirements of what you expect there. (Slide, swing, sandbox, &?)

Other:

This development will be individually owned condominium units. They were asked to put in a restriction on the amount allowed as rentals. They put 20% max in the CC&R's but are very willing to adjust that lower if you want. The buildings proposed seem to meet the cities multifamily design standards. Each unit will have a two car garage.



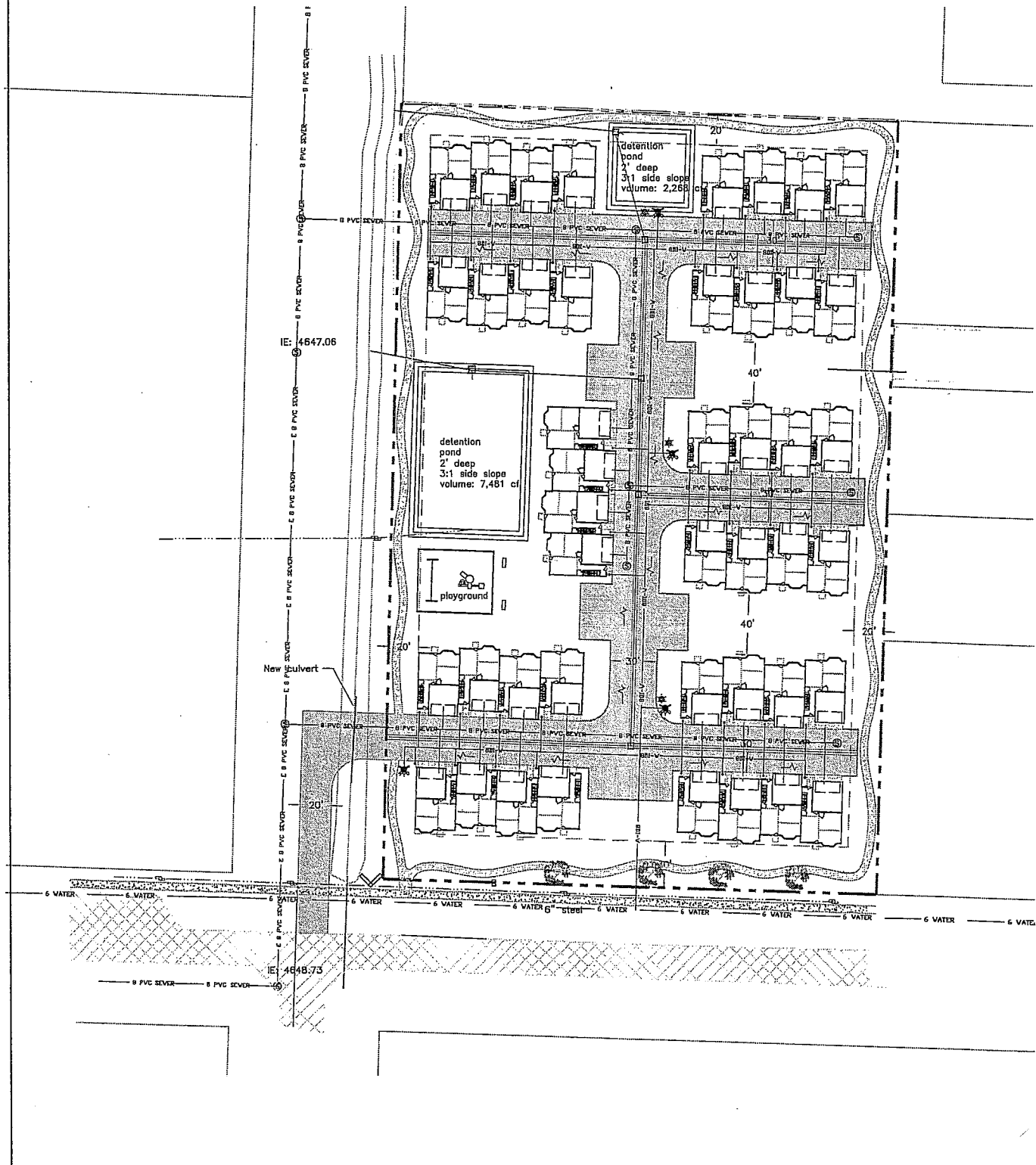
GREEN MEADOW VILLAS PUD
PRELIMINARY PLAT

SCALE 1"=40' for 24"x36"
1"=80' for 11"x17"



LEGEND

---	BOUNDARY LINE
---	STREET CENTERLINE
---	EASEMENT
---	EXISTING FENCE
---	PROPOSED 8" PVC SDR35
---	EXISTING 8" SEWER LINE
---	NEW WATER (8" DI)
---	EXISTING WATER
---	NEW IRRIGATION LINE
---	NEW ASPHALT
---	EXISTING ASPHALT
---	NEW STREET LIGHT



GREEN MEADOW VILLAS

Determination of Detention Pond Storage Requirements

Drainage Area to Pond: 3.78 acres

Weighted C value for Pond Drainage Area: 0.58

Allowable Discharge Rate: 0.2 cfs/acre

10-Year Return Period										
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxArea3630 (ft ³ /min)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³) (ac-ft)	
5	2.75	0.23	3.79	0.58	7979	1855	45	227	1608	0.04
10	2.10	0.35	3.79	0.58	7979	2793	45	455	2338	0.05
15	1.75	0.44	3.79	0.58	7979	3491	45	682	2809	0.06
30	1.17	0.59	3.79	0.58	7979	4668	45	1364	3304	0.08
60	0.73	0.73	3.79	0.58	7979	5825	45	2728	3056	0.07
120	0.45	0.89	3.79	0.58	7979	7102	45	5458	1644	0.04
180	0.33	0.99	3.79	0.58	7979	7900	45	8186	0	0.00
360	0.22	1.30	3.79	0.58	7979	10369	45	16373	0	0.00
720	0.14	1.68	3.79	0.58	7979	13405	45	32746	0	0.00
1440	0.09	2.13	3.79	0.58	7979	17025	45	65491	0	0.00

100-Year Return Period										
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxArea3630 (ft ³ /min)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³) (ac-ft)	
5	5.16	0.43	3.79	0.58	7979.466	3431.1704	45.48	227.4	3304	0.07
10	3.96	0.65	3.79	0.58	7979.466	5296.4475	45.48	454.8	4812	0.11
15	3.23	0.82	3.79	0.58	7979.466	6543.1621	45.48	682.2	5861	0.13
30	2.20	1.10	3.79	0.58	7979.466	8777.4126	45.48	1364.4	7413	0.17
60	1.37	1.37	3.79	0.58	7979.466	10931.868	45.48	2728.8	8203	0.19
120	0.79	1.58	3.79	0.58	7979.466	12607.556	45.48	5457.6	7150	0.16
180	0.56	1.69	3.79	0.58	7979.466	13465.295	45.48	8185.4	5299	0.12
360	0.35	2.09	3.79	0.58	7979.466	16571.094	45.48	16372.6	304	0.01
720	0.22	2.58	3.79	0.58	7979.466	20587.022	45.48	32745.6	0	0.00
1440	0.13	3.15	3.79	0.58	7979.466	25135.318	45.48	65491.2	0	0.00

REVISION			ALLIANCE CONSULTING ENGINEERS
DATE	BY		
GREEN MEADOW VILLAS PUD PRELIMINARY PLAT			PART OF THE NORTH WEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, SLD&M HYRUM, UTAH
SCALE: AS NOTED			
DRAWN BY: AM		CHECKED BY: AM	DATE: 9-2015
APPROVED BY: BL		DWG DATA: prelim.DWG	

GREEN MEADOW VILLAS PUD
LANDSCAPE PLAN

SCALE 1"=30' for 24"x36"
1"=60' for 11"x17"

LEGEND

- BOUNDARY LINE
- NEW CONCRETE
- 3 INCH MINUS ROCK MULCH
- KENTUCKY BLUEGRASS

- Day lily
- Veronica umbrosa "Georgia blue"
- Missouri evening primrose
- Blazing star Ilatis
- Emerald queen maple 1-1/2" cal
- Prairie fire crabapple 1-1/2" cal
- Prairie rose crabapple 1-1/2" cal
- Spring snow crabapple 1-1/2" cal
- Autumn blaze maple 1-1/2" cal
- Chanticleer pear 1-1/2" cal

NOTES:

1. STUCCO COVERED WOOD FRAMED SUBDIVISION ENTRANCE SIGN
2. 6" HIGH PRIVACY FENCE TO BE INSTALLED AROUND THE PERIMETER OF THE PROJECT.
3. IRRIGATION SYSTEM WILL BE DESIGNED BY LANDSCAPE CONTRACTOR. LAWN AREAS WILL BE DESIGNED FOR HEAD TO HEAD COVERAGE AND ALL PLANTING AREAS WILL BE DRIP IRRIGATED.

AE ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321

GREEN MEADOW VILLAS PUD
LANDSCAPE PLAN

PART OF THE NORTH WEST QUARTER OF SECTION 5,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SLB&M
HYRUM, UTAH

SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 9-2015
APPROVED BY: BL DWG DATA: prelim.DWG



FRONT ELEVATION
SCALE: 1/4" = 1'



PROJECT FOR:

DIRECT HOMES LLC.
GREEN MEADOW VILLAS

TITLE:

ELEVATION

DATE:
7/27/2015

PAGE #
5

OWNER: JAY L. BAIR
PHONE: (435) 770-8636
EMAIL: jay@bairdesigns.com
WEB: bairdesigns.com
336 SUNBURST LN. ©
RICHMOND, UT, 84333





REAR ELEVATION
SCALE: 1/4" = 1'



DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE

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PROJECT FOR:
DIRECT HOMES LLC.
GREEN MEADOW VILLAS

TITLE:
ELEVATION

DATE:
7/27/2015

PAGE #
6